

**U.S. GENERAL SERVICES
ADMINISTRATION**



**FY 2015
Congressional Justification**

March 10, 2014

INTRODUCTION

At a time when budgets are tightening across the federal government, the General Services Administration's mission to provide the best value in real estate, acquisition, and technology services to the government and the American people has never been more important. The President's Fiscal Year 2015 Budget for the GSA builds upon the FY 2014 appropriations act.

The President's Budget Report allows the GSA to make important, common sense investments in our nation's infrastructure. The requested critical funding will enable us to reduce agency rent through consolidation, improve critical border crossing stations, and to make major repairs and fire-life safety improvements that will extend the life of our public building assets. While we have begun to make significant progress in addressing years of deferred projects, there is still significant work to ensure that our buildings can support the work of government in the 21st century. In fact, every dollar that we spend now on real estate repairs saves roughly four dollars in potential costs later. This budget also allows us to maintain the integrity of the Federal Buildings Fund and begin the process of reestablishing an adequate and reliable source of funding for GSA capital investments.

This budget also allocates more than \$240 million in much needed funds for our appropriated accounts funding activities that increase the efficiency and effectiveness of our partner agencies. This level includes \$59 million for the Office of Government-wide Policy to develop policies and tools to drive savings and effectiveness in a number of areas, including procurement and travel. The budget also provides \$61 million for our Operating Expenses account, which, among others, includes the Office of Real Property Utilization and Disposal, a critical resource for government agencies looking to reduce holding and operating costs by disposing of unneeded real estate. In addition, this request includes \$53 million for the Office of Citizen Services and Innovative Technologies to facilitate easy access for citizens, businesses, and the media to information from the government through services such as cloud technology, USA.gov Data.gov, and Challenge.gov.

We look forward to continuing to work with Congress to provide our federal agency partners the services and facilities they need to fulfill their missions. Funding for our public infrastructure and governmentwide policies and services will enable us to provide agencies with the services they need at the best value for the American people.

REPAIRS AND ALTERATIONS Program:

(In Priority Order)

Nonprospectus (Basic) Repairs and Alterations Program	\$	390,266
Major Repairs and Alterations		
Chamblee, GA Chamblee IRS Parking Garage	\$	7,409
Various Locations, Region 4 Fire Alarm Systems		5,831
Battle Creek, MI Hart Doyle Inouye Federal Center		11,197
Washington, DC Frances Perkins Federal Building Fire Alarm System		16,320
Washington, DC Robert C. Weaver Federal Building		13,375
Reston, VA John W. Powell Federal Building		11,010
Washington, DC Sydney Yates Federal Building		32,820
Portland, OR BPA Building		9,050
Portland, OR 911 Federal Building		7,439
New York, NY Ted Weiss Federal Building		11,733
Washington, DC Harry S. Truman Federal Building		15,530
Washington, DC GSA Headquarters Building		7,091
Salt Lake City, UT Wallace F. Bennett Federal Building		7,758
Kansas City, MO 2306/2312 Bannister Road		39,706
Roanoke, VA Richard H. Poff Federal Building		15,128
St. Louis, MO Goodfellow Federal Complex		36,742
Boston, MA Thomas O'Neill Federal Building		16,146
Washington, DC Herbert C. Hoover Federal Building		150,900
Boston, MA Captain John Foster Williams U.S. Coast Guard Building		8,616
Lakewood, CO Denver Federal Center Building 53		27,726
Fort Worth, TX Fritz G. Lanham Federal Building		18,044
Detroit, MI Theodore Levin U.S. Courthouse		40,499
San Francisco, CA Phillip Burton Federal Building and U.S. Courthouse		29,000
Chicago, IL 536 S. Clark Street Federal Building, John C. Kluczynski Federal Building and U.S. Post Office Loop Station		17,116
Cincinnati, OH John Weld Peck Federal Building		35,373
Detroit, MI 985 Michigan Avenue		74,913
Subtotal, Major Repairs & Alterations	\$	666,472
Energy and Water Retrofit and Conservation Measures	\$	40,000
Consolidation Activities		100,000
Fire and Life Safety Program		40,000
Judiciary Court Security Program		20,000
Subtotal, Special Emphasis Programs	\$	200,000
Total FY 2015 Repairs and Alterations Program	\$	1,256,738

U.S. General Services Administration
Federal Buildings Fund

Boston, Captain John Foster Williams U.S. Coast Guard Building, \$8,616,000.

Boston, Thomas O'Neill Federal Building, \$16,146,000.

Michigan:

Battle Creek, Hart Doyle Inouye Federal Center, \$11,197,000.

Detroit, 985 Michigan Avenue, \$74,913,000.

Detroit, Theodore Levin U.S. Courthouse, \$40,499,000.

Missouri:

Kansas City, 2306/2312 Bannister Road, \$39,706,000.

St. Louis, Goodfellow Federal Complex, \$36,742,000.

New York:

New York, Ted Weiss Federal Building, \$11,733,000.

Ohio:

Cincinnati, John Weld Peck Federal Building, \$35,373,000.

Oregon:

Portland, 911 Federal Building, \$7,439,000.

Portland, BPA Building, \$9,050,000.

Texas:

Fort Worth, Fritz G. Lanham Federal Building, \$18,044,000.

Utah:

Salt Lake City, Wallace F. Bennett Federal Building, \$7,758,000.

Virginia:

Reston, John W. Powell Federal Building, \$11,010,000.

Roanoke, Richard H. Poff Federal Building, \$15,128,000.

Various Locations:

Region Four Fire Alarm Systems, \$5,831,000.

Special Emphasis Programs:

Energy and Water Retrofit and Conservation Measures, \$40,000,000.

Consolidation Activities, \$100,000,000.

Fire and Life Safety Program, \$40,000,000.

Judiciary Court Security Program, \$20,000,000.

Basic Repairs and Alterations, \$390,266,000:

[Provided, That consolidation projects result in reduced annual rent paid by the tenant agency;
Provided further, That no consolidation projects exceed \$20,000,000 in costs; Provided further,

Mechanical equipment supporting the Bennett FB's six elevators does not meet current codes, and the elevators' control system are showing signs of deterioration, further necessitating system upgrades. Moreover, building restrooms do not comply with ABAAS—specifically, the minimum spacing required around doors and toilets. Finally, there are several areas in the building where galvanized pipe was used for the wet fire suppression system, which directly violates national sprinkler code and GSA standards due to sedimentation and reduced water flow. While undertaking construction in tenant spaces, GSA will replace the pipes with the appropriate black steel pipe.

The FY 2015 request is for Design (\$620 thousand), Construction (\$6,538 thousand), and M&I (\$600 thousand).

Virginia:

Reston, John Wesley Powell Federal Building \$11,010,000

GSA requests \$11,010,000 for a repair and alteration project to replace the fire alarm system at the John Wesley Powell Building (Powell Building) located at 12201 Sunrise Highway, Reston, VA. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that broadcasts information to building occupants in an emergency. The new system will be designed and installed according to GSA PBS-P100, Facilities Standards for the Public Buildings Service.

Approximately 20-year old, the existing fire alarm system is at the end of its serviceable life. In addition, many of the system's detection components are deteriorated and subject to malfunction upon activation. Lastly, the system is no longer manufactured or supported by the manufacturer, and replacement parts are difficult to find which has affected the reliability of the system. The existing system currently does not meet the requirements in the GSA PBS-P100 nor the International Building Code which require an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. It also is non-compliant with the regulations of the Americans with Disabilities Act (ADA), which stipulate installation of visible notification appliances for hearing impaired building users.

The FY 2015 request is for Design (\$1,060 thousand), Construction (\$8,970 thousand), and M&I (\$980 thousand).

Roanoke, Richard H. Poff Federal Building..... \$15,128,000

GSA requests \$15,128,000 for a repair and alterations project to replace two exterior brick façade walls and to undertake structural and life safety upgrades to the parking garage at the Richard H. Poff Federal Building (Poff FB), located at 210 Franklin Road SW, Roanoke, VA. Brick veneer on the west elevation of the building was removed in November 2012, after a large bulge and crack was detected in this facade wall. Currently, the underlying concrete structure is exposed:

After the facade was removed, GSA conducted a follow-up study that determined that the cause of the failure was poor installation and inadequate design. The study concluded that brick veneer on the east elevation suffers from the same complications, and should be removed and replaced before it is compromised.

Parallel study of the parking garage concluded that water infiltration and associated corrosion had caused serious deterioration of steel reinforcement structure in portions of the Poff FB's garage. In 2013, GSA closed a portion of the garage walkway it had deemed hazardous for foot traffic. The structure poses life-safety risks if it continues to deteriorate. As the facade walls and parking garage are structurally integrated, it is necessary to undertake both repairs simultaneously.

The FY 2015 request is for Design (\$1,076 thousand), Construction (\$12,762 thousand), and M&I (\$1,290 thousand).

Various Locations:

Fire and Life Safety Repairs-Region Four \$5,831,000

GSA requests \$5,831,000 to undertake critical fire protection and life safety repairs in four separate buildings in Region 4: the G. Ross Anderson Jr. Federal Building and Courthouse (Anderson FBCT) located at 315 S. McDuffie Street, Anderson, SC; U.S. Customhouse (Customhouse) located at 200 E. Bay Street, Charleston, SC; J. Roy Rowland Federal Building and Courthouse (Rowland FBCT) located at 100 N. Franklin Street, Dublin, GA; and the Federal Building (Owensboro FB) located at 423 Frederica Street, Owensboro, KY. The projects within this request include the installation of a new automatic fire sprinkler system, a new underground water supply line for the fire sprinkler system, and a new fire pump necessary to supplement the water flow and pressure for the fire sprinkler system in each of the four buildings. Also intended is replacement of obsolete fire alarm systems in the Anderson FBCT and the Owensboro FB with new emergency communication systems that broadcast information in an emergency to building occupants are also included in this project; the new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

The FY 2015 request is for Design (\$793 thousand), Construction (\$4,406 thousand), and M&I (\$632 thousand).

Project Descriptions-Special Emphasis Programs

Energy & Water Retrofit and Conservation Measures Program \$40,000,000

GSA requests \$40,000,000 for the implementation of energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2015.

The Energy and Water Conservation Measures Program is designed to reduce on-site energy consumption through building alteration projects or retrofits of existing buildings systems.